

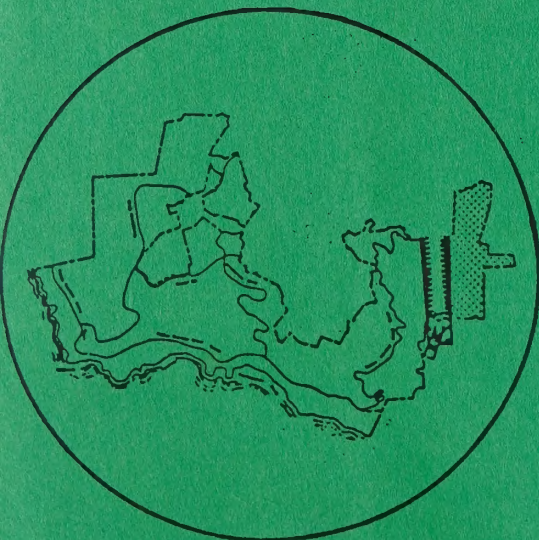
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# MEMORANDUM



## RANCHO PALOS VERDES

TO: CITY COUNCIL, PLANNING COMMISSION, DEPARTMENT HEADS,  
AND ENVIRONMENTAL SERVICES STAFF  
FROM: ALICE ANGUS *A*  
DATE: OCTOBER 22, 1984  
SUBJECT: EASTVIEW: GENERAL PLAN AMENDMENT NO. 14

Attached is General Plan Amendment No. 14 which was adopted by the City Council on August 7, 1984.

The General Plan Amendment deals exclusively with the Eastview Area which was annexed in 1983. The Amendment provides a description of the new area, and changes or establishes goals and policies to consider the unique characteristics of the area.

The amendment is written in a format that mirrors the existing General Plan. The amendment is structured so as not to repeat what is existing in the General Plan. For the most part, the existing goals and policies are applicable to the Eastview Area also and are not reiterated in this amendment.

For quick reference to the existing General Plan, all of the figures, maps, tables, etc. in this amendment are numbered the same as the corresponding figure, map, table, etc., in the General Plan. For example, "Figure 5" in the General Plan is slope analysis; therefore, in this amendment, the figure with slope analysis is numbered "Figure 5a".

AA:alb  
attachment

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## EASTVIEW GOALS COMMITTEE

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Andrew Bonacich - Chairman: Integration, Neighborhoods, and  
Compatibility Committee  
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and Circulation Committee  
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AMENDMENT TO THE GENERAL PLAN (NO. 14)





## INTRODUCTION I

The Eastview area which is 1.131 square miles or 723.5 acres in size was annexed to the City of Rancho Palos Verdes on January 5, 1983.

The area, which is inland of the coastal zone and has very little vacant land, now forms the City's easterly border. The area was at one time included in the incorporation area but was eventually excluded. The citizens of the area began their effort to be annexed to the City in 1978. The election for annexation was held November 6, 1979. The residents voted overwhelmingly in favor of being annexed, however, the certification of the election was delayed by subsequent lawsuits. Finally on January 5, 1983 the Eastview area was officially annexed to the City of Rancho Palos Verdes.

Interim zoning was adopted immediately thereafter and a moratorium was placed on the acceptance of major planning permit applications in the area. An Eastview Goals Committee was established consisting of nearly 30 citizens, which organized in subcommittees to compile a Goals Report which was submitted to Council in August 1983.

RESOLUTION NO. 84-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF RANCHO PALOS VERDES ADOPTING GENERAL PLAN  
AMENDMENT NO. 14 TO INCORPORATE THE EASTVIEW  
AREA

WHEREAS, the City has initiated General Plan Amendment No. 14; and

WHEREAS, the Planning Commission has recommended this Amendment in Resolution P. C. No. 84-17; and

WHEREAS, the City Council has held a public hearing on this matter on August 7, 1984, at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES RESOLVE AND ORDER AS FOLLOWS:

Section 1: The City Council has reviewed and considered the contents of Environmental Assessment No. 450 Initial Study and Negative Declaration in reaching its decision on General Plan Amendment No. 14 and does hereby certify that all of the requirements pursuant to the California Environmental Quality Act and the City of Rancho Palos Verdes have been met.

Section 2: The City Council has reviewed the existing uses, proposed land use designations and policies, and the potential impacts on the area and makes the following findings:

- a. That the land use designations and policies for the subject area are consistent with what is existing in the remainder of the City.
- b. That the land use designations and policies are appropriate for the area.

Section 3: The City Council of the City of Rancho Palos Verdes hereby adopts General Plan Amendment No. 14 to amend the land use designations and policies for the Eastview area as found in "Exhibit A" attached.

PASSED, APPROVED AND ADOPTED August 7, 1984.

/S/ JACKI BACHARACH

Mayor

ATTEST:

/S/ JO LOFTHUS

City Clerk

State of California            )  
County of Los Angeles        )    ss  
City of Rancho Palos Verdes )

I, JO LOFTHUS, City Clerk of the City of Rancho Palos Verdes, hereby certify that the above Resolution No. 84-48 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on August 7, 1984.

/S/ JO LOFTHUS

City Clerk, City of Rancho Palos Verdes



regional vicinity

figure 2a



## NATURAL ENVIRONMENTAL ELEMENT II

### NATURAL ENVIRONMENT

#### ° Climate

The Eastview climate is similar to that found in Zone 3: middle highland/eastern upper slopes which is mild with a temperature range of about 20° per day.

#### ° Air Quality

The Eastview area occasionally experiences unpleasant odors and pollution emitted from the oil refineries located nearby in Los Angeles City. The prevailing wind is from the west and the refineries are located east of Eastview, so normally the refineries do not pose a problem. Generally, the climate and air quality are mild and good respectively.

#### ° Geotechnical Factors

##### Topography

The topography of the area has changed with development. Except for the canyons, the existing slopes are not natural. The entire residential area once sloped from the southwest to the east-northeast at an average slope of 10%. The natural slope was less than 30% except in the canyons and isolated areas. With development came steeper created slopes between pad lots.

Slopes of 25% - 35% are considered high and slopes in excess of 35% are considered extreme in terms of development potential.

##### Geologic Conditions

The area can be categorized as non-landslide.

##### Mineral Resources

The area of Westmont Plaza is underlaid by large petroleum deposits which extend to Long Beach, Wilmington, and San Pedro. Further to the south, 29000 Western Avenue is the site of the old Hilltop Quarry. Calcium Carbonate was mined at the Quarry in the early 1900's. In 1946 the Quarry was filled. Currently no mineral resources are being extracted from the Eastview area.

#### ° Hydrology

Figure 10a shows drainage flow lines and existing channels and storm drains.

#### ° Biotic Resources

The canyons can be classified as natural vegetation areas.



# slope analysis

figure 5a

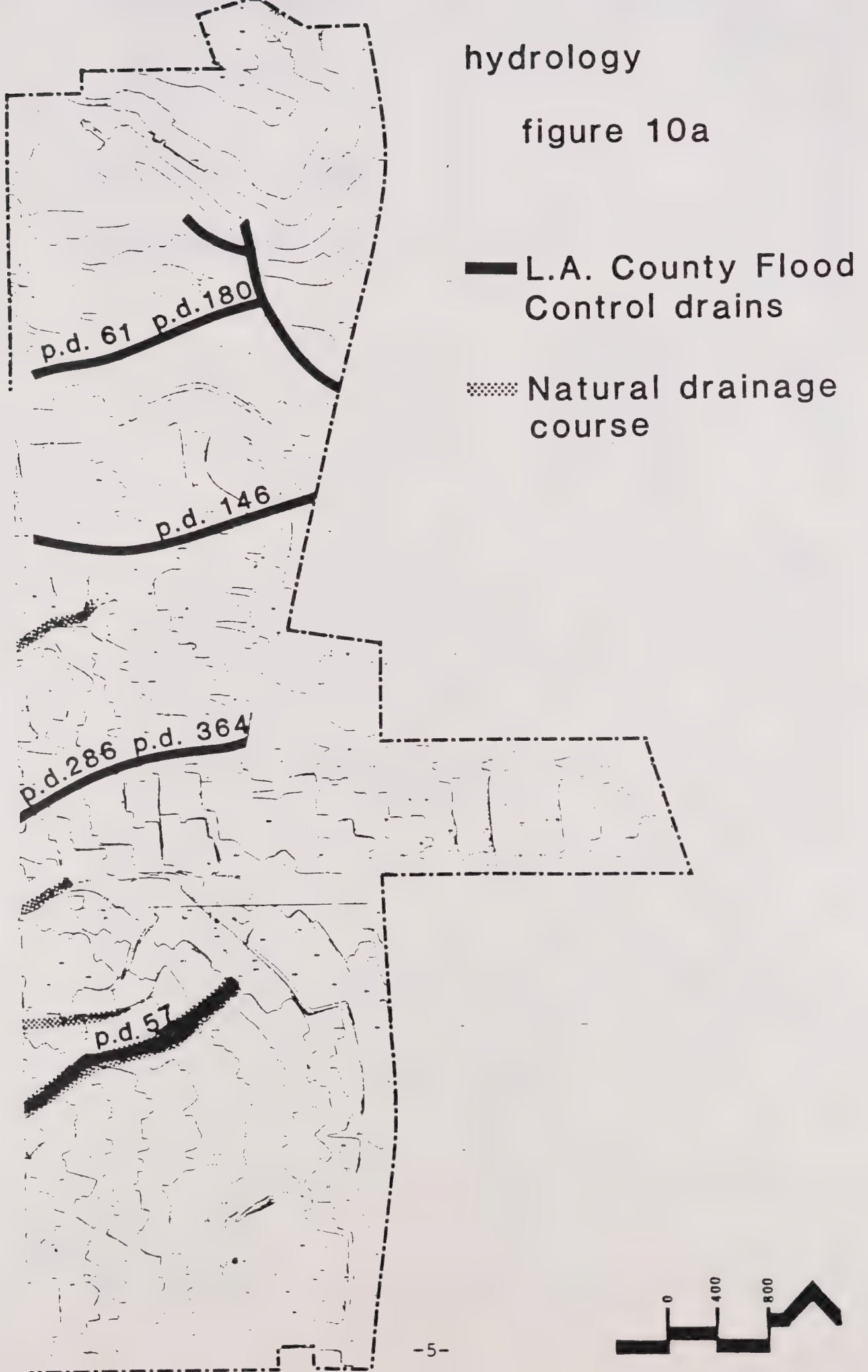
■ Extreme slope 2

■ High slope 3



# hydrology

figure 10a





## RESOURCE CLASSIFICATION

The numeric codes for resource classifications that apply to the Eastview area are:

Extreme Slope	2
High Slope	3
Hydrologic Factors	6
Natural Vegetation Areas	9

## AREAS FOR CONSIDERATION OF PUBLIC HEALTH AND SAFETY

Figure 12a designates the high and extreme slope areas in Eastview.

## AREAS FOR PRESERVATION OF NATURAL RESOURCES

Eastview has the following natural resources: hydrologic factors and natural vegetation areas. Figure 13a maps the location of these natural resources.

## NATURAL ENVIRONMENT ELEMENT

Resource Management Districts delineated in the General Plan that apply to Eastview are:

RM-2 - Extreme Slope, RM-3 - High Slope, RM-6 - Hydrologic Factors, and RM-9 - Natural Vegetation.

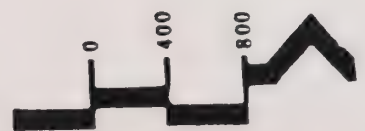
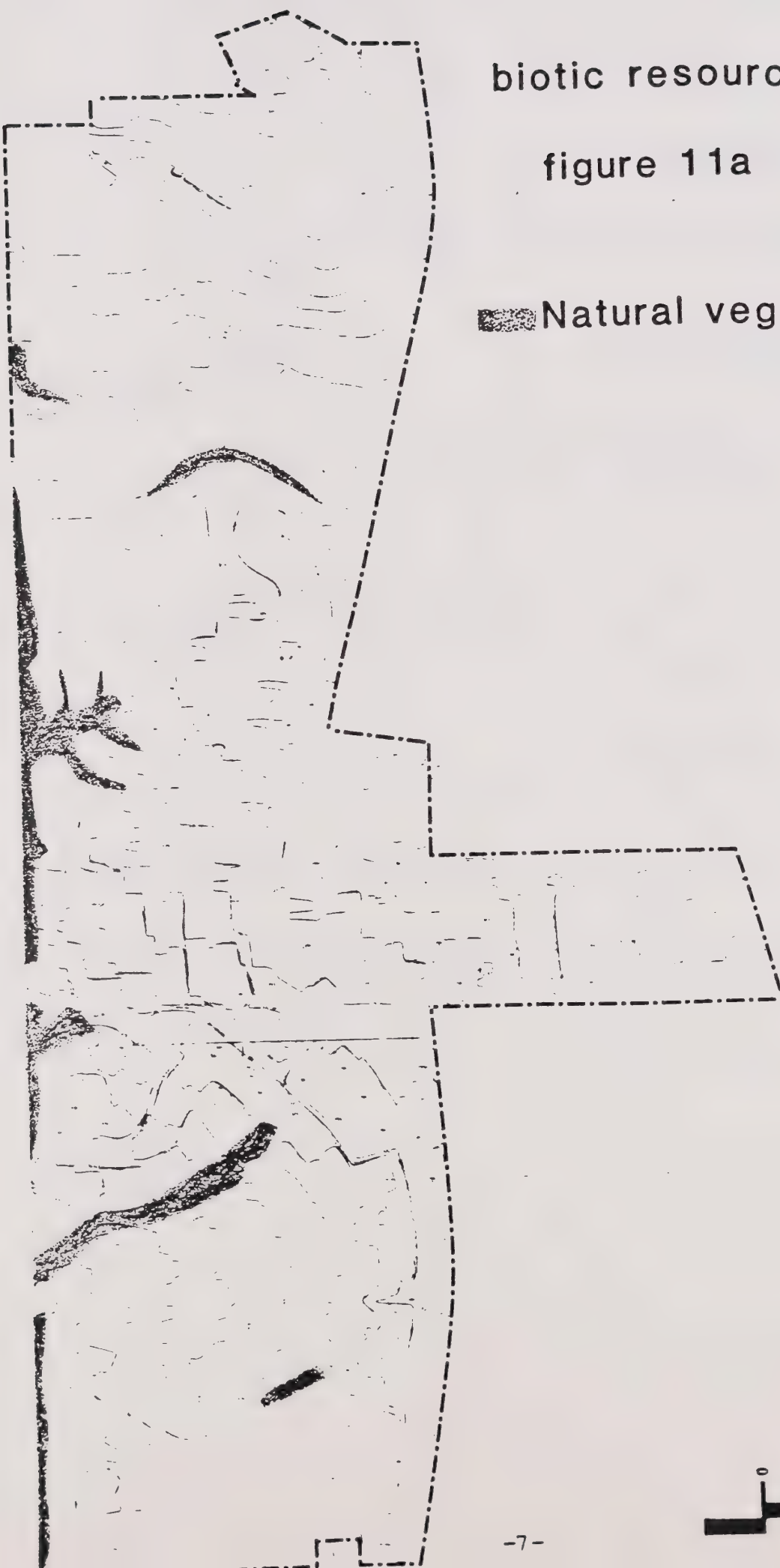
RM-2 and RM-6 areas are among the most sensitive environment classification. These areas are represented by the darkest tone on Figure 14a. The combined acreage of the two Districts is 18.

RM-3 and RM-9 Areas are represented by the lightest tone on Figure 14a. The acreage of these Districts is 12.

biotic resources

figure 11a

■ Natural vegetation 9

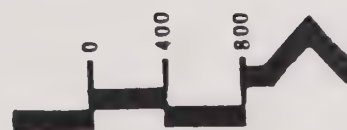
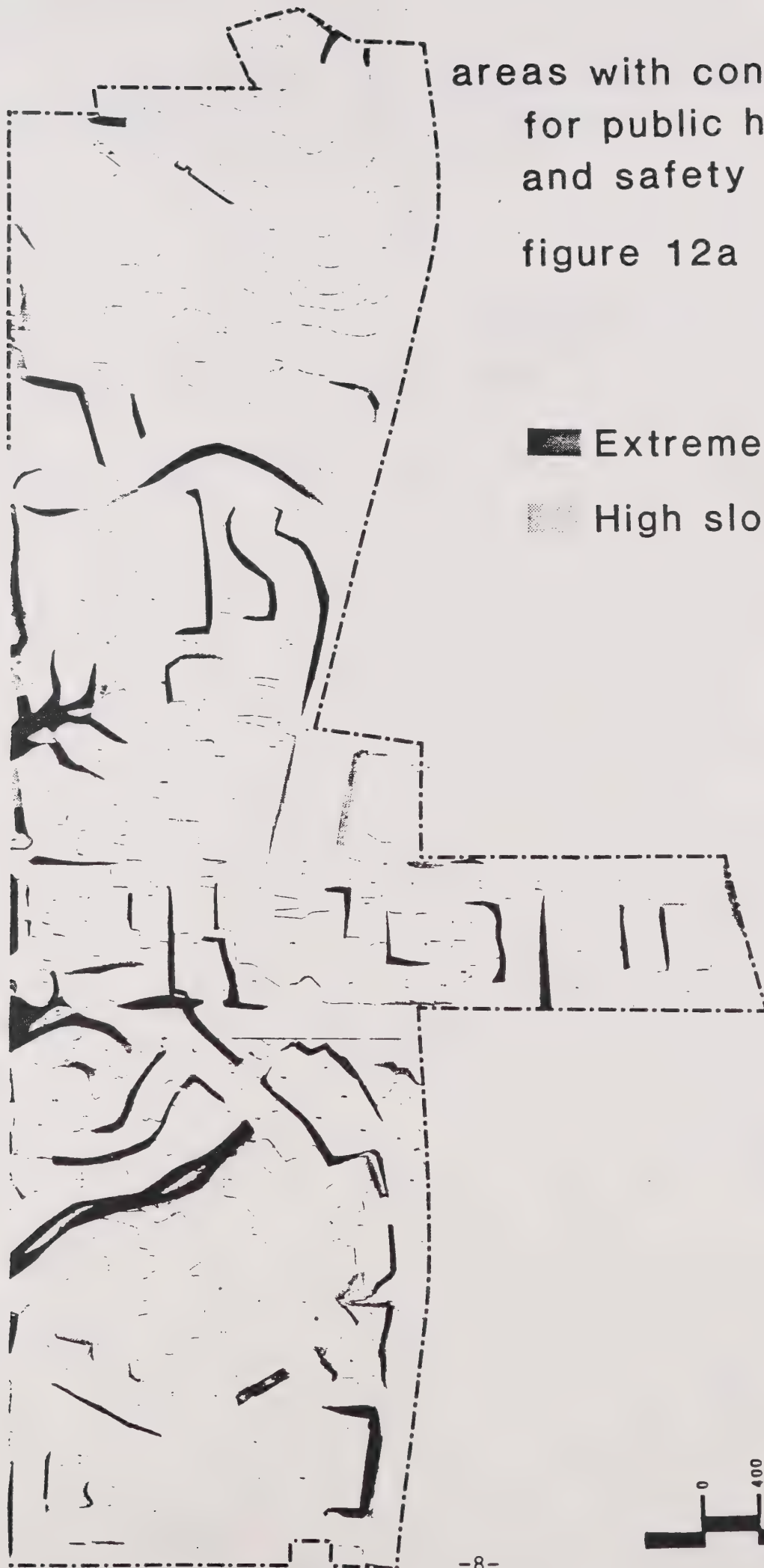




areas with considerations  
for public health  
and safety

figure 12a

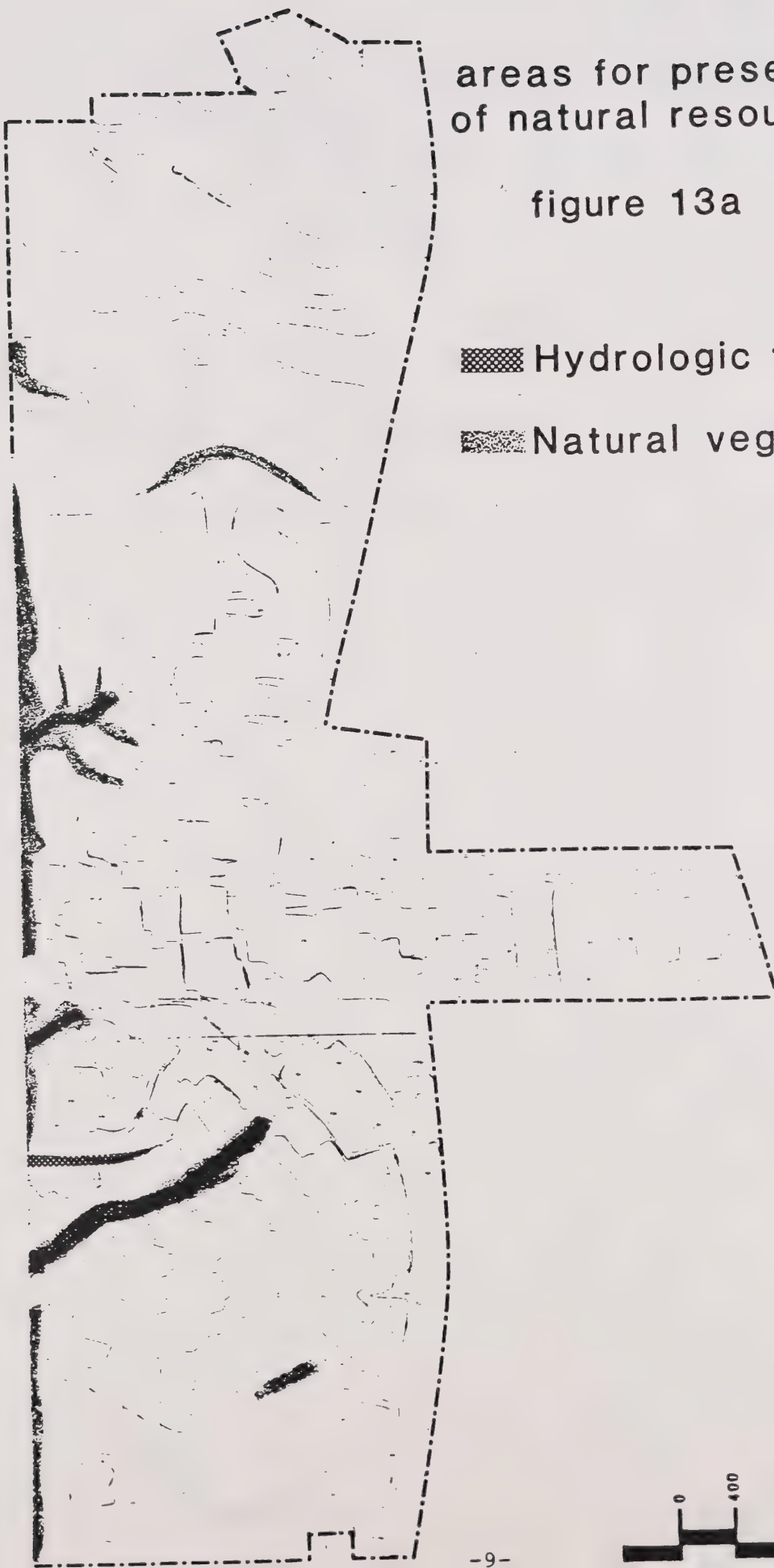
■ Extreme slope 2  
■ High slope 3



areas for preservation  
of natural resources

figure 13a

- Hydrologic factors 6
- Natural vegetation 9





natural environment  
element

figure 14a

■ Extreme slope 2  
Hydrologic 6

■ High slope 3  
Natural vegetation 9



## URBAN ENVIRONMENT ELEMENT IV

### ACTIVITY AREAS

- Goal     The City shall discourage industrial and major commercial activities where inappropriate because of the terrain and environmental characteristics of the City. Commercial development shall be carefully and strictly controlled ~~and limited-to-consideration-of-convenience-or-neighborhood-service facilities.~~
- °     Compatibility of Adjacent Activity Areas to Rancho Palos Verdes
- Development and redevelopment of the Los Angeles City side of Western Avenue could have an impact on the existing and potential views from Eastview.



## HOUSING ELEMENT

### HOUSING PROFILE

#### POPULATION AND EMPLOYMENT TRENDS

##### ° Total Population

The Eastview area had a population of 8,144 in 1980, making the total Rancho Palos Verdes population 44,721. The 1980 Rancho Palos Verdes population is 65% of the total Palos Verdes Peninsula population of 68,847.

While the remainder of Rancho Palos Verdes experienced a decline in population from 1970 to 1980, Eastview grew. In 1970 an estimated \*5,985 people resided in Eastview, by 1980 the population was 8,144. The population per household for Eastview has declined from 3.75 in 1970 to 3.14 in 1980. The declining household size may in part be attributed to the change in unit composition. Traditionally, condominium units attract smaller sized households than single-family residents. Another reason for the declining size is a general aging of the population. Many of the families who originally moved to the area with young children are now older couples whose children no longer live at home. Less than half of the households have members age 18 or under.

Eastview should increase the build-out units to 16,850 with a population of 47,400.

##### ° Ethnic Composition

The ethnic composition for Eastview is similar to the distribution for the remainder of Rancho Palos Verdes.

\* In 1970, the census tract for the unincorporated area included Eastview and portions of Lomita and Los Angeles City.

TABLE 1a

ETHNIC BREAKDOWN

	1980 EASTVIEW		1980 RPV INCLUDING EASTVIEW
	NUMBER	%	%
White	6,710	82.4	85.5
Black	150	1.8	2.0
Amer. Indian	39	0.5	0.3
Asian	459	5.6	9.1
Other	786	9.7	3.1
Hispanic	759	9.3	4.1



° Age Characteristics

The age distribution for Eastview is very similar to the remainder of Rancho Palos Verdes. In Eastview 29.5% of the population are under age 18 and 6.3% are age 65 or older. This compares to 29.2% and 4.6% respectively for the remainder of Rancho Palos Verdes. The following table gives a more complete distribution breakdown for Eastview.

TABLE 2a

Age	<5	5-14	15-17	18-24	25-35	35-44	45-54	55-64	65+	Total
Male	251	716	281	396	507	640	593	437	211	4032
Female	225	674	252	367	632	676	576	407	303	4112
Total	476	1390	533	763	1139	1316	1169	844	514	8144

° Income Levels

The average household income is \$36,191, and the median income is \$34,135. The per capita income is \$11,103. The per capita income for the remainder of Rancho Palos Verdes is \$15,798. There are 232 households which fall into the low income category, and an additional 362 households which are in the moderate income range.

Employment Trends

3,774 residents are currently employed and an additional 225 are serving in the Armed Forces. Less than 3% of the labor force is categorized as unemployed with only 99 people currently seeking employment.

Over one-third of the employed citizens are working in managerial positions. A complete breakdown of occupation of the labor force follows.

	Number	Percent
Managerial	1,426	37.8%
Technical/Sales	1,294	34.3%
Service	330	8.7%
Farming/Forrestry	28	0.7%
Craft/Repair	360	9.5%
Operator/Laborer	336	8.9%
Total	3,774	

There are approximately 90 businesses within the area. There are five (5) service stations, all located on the west side of Western. Three (3) of the stations are clustered at, or near the corner of Crestwood and Western. There are over twenty (20) individual offices, with a concentration located at 29000 Western, and the others scattered throughout the various centers on both sides of Western. In addition there are three (3) banks dispersed throughout the area. A number of fast food establishments and restaurants are also located in the area.

A new 40,000 square foot commercial condominium building, has been constructed adjacent to 29000 Western along with the conversion of the 18050 square foot existing Fidelity Federal Building at 29000 Western to condominiums. The two buildings have approval for up to 100 separate office condominiums. As such, there is the potential for many more businesses to locate within the area.

#### HOUSEHOLD AND HOUSING CHARACTERISTICS

##### ° Household and Housing Characteristics

In 1980, Eastview had 2,560 households based on a 1.5% vacancy rate. Projected to the year 2000, the households in the City should rise to 16,350, with a vacancy rate of 3%.

##### ° Family Size

Family size for Eastview has also declined from 3.75 in 1970 to 3.14 in 1980 giving the City an overall family size of 3.07.

##### ° Occupancy

A breakdown of 1980 units by occupancy type for Eastview follows.

	SINGLE-FAMILY	MULTI-FAMILY	TOTAL
Owner-Occupied	1,836 (83.4%)	311 (78.1%)	2,147 (82.6%)
Renter-Occupied	337 (15.3%)	76 (19.1%)	413 (15.9%)
Vacant	28 ( 1.3%)	11 (2.8%)	39 (1.5%)
Total	2,201	398	2,599

The remainder of units in Rancho Palos Verdes in 1980 was 78.8% owner-occupied, 18.4% renter-occupied, and 2.8% vacant. As such Eastview has a higher overall owner-occupied ratio than the remainder of Rancho Palos Verdes.



° Affordability

Based on the 1980 census, 76% of all households\* with an income <\$20,000 pay greater than 25% of their income on housing. The percentage for just Eastview is 48.2% while the percentage for the remainder of Rancho Palos Verdes is 86.4%.

HOUSING COST >25% OF INCOME (TOTAL HHs ANSWERING)

	INCOME <\$5000	\$5K-9999	\$10K-14999	\$15K-19999	>\$20K	TOTAL
RPV INCOL. EASTVIEW						
Renter HH	75 (75)	122 (122)	206 (249)	280 (412)	354 (1555)	1037 (2413)
Owner HH	96 (96)	146 (196)	218 (257)	175 (328)	2126 (8675)	2761 (9552)
Total HH	171 (171)	268 (318)	424 (506)	455 (740)	2480 (10230)	3798 (11965)
EASTVIEW						
Renter HH	14 (14)	19 (19)	23 (66)	27 (114)	18 (121)	101 (334)
Owner HH	27 (27)	19 (47)	52 (64)	47 (122)	298 (1392)	443 (1652)
Total HH	41 (41)	38 (66)	75 (130)	74 (236)	316 (1513)	544 (1986)

Households - Households that answered the 1980 Census Survey questions:  
housing affordability

## HOUSING CHARACTERISTICS

### ° Housing Trends

The growth in the number of units in Eastview from 1970 to 1980 was 989, with over one-third (1/3) of the new units being condominiums. The following table depicts the change in the number of units between 1970 to 1980.

	1970	1980	DIFFERENCE 1970 to 1980	
Multi-Family	58	398	+340	(586%)
Single-Family	1552	2201	+649	(42%)
TOTAL	1610	2599	+989	(61%)

### ° Housing Types/Prices

According to the 1980 Census, there were a total of 2201 single-family residences, for an average density of five (5) units per acre. Most units were constructed as parts of subdivision tract developments.

As stated previously, 989 units were built between 1970-1980. The majority of the housing is less than 30 years old. The first units were built in 1950 in Tract 16010 in the vicinity of Jaybrook, Highmore, Homeworth, and Trudie. A total of 211 units were built at that time. A period of almost five years passed until the next spurt of building activity began. Between 1955 and 1963 most of the single-family units west of Western, south of Green Hills were constructed. A total of 1399 units were built between 1955-1969.

The housing value in the area is lower than the remainder of the Peninsula, but higher than the average for Los Angeles County. In 1980 the average value for an occupied single-family unit in Eastview was \$144,000, and \$185,000 for an unoccupied unit.

Multi-family units account for an additional 398 units. All of the multi-family units are condominiums. The units range in size from 930 square feet to 1750 square feet, with most units over 1100 square feet in size.

The units are situated on four sites, all adjacent to Western Avenue (see map). The average density is 15.3 units/acre on 26 acres. Condominiums account for 15% of the total units and are located on less than 6% of the residential land.

A 38-unit condominium project has been approved by Los Angeles County for the parcel south of the Lutheran Church, east of Western. The project site spans the boundary into Los Angeles City. The twenty-one 2-bedroom and seventeen 3-bedroom units are compatible with the units to the east in Los Angeles City. Access will be from Brett Place in Los Angeles City. The units are approved at a density of 21.6 units per acre.

HOUSING TABLE 7a

PENINSULA HOUSING INVENTORY

	<u>1980</u>
Palos Verdes Estates	4,480
Rolling Hills	653
Rolling Hills Estates	3,351
Rancho Palos Verdes	14,880
Including Eastview	
Total	23,364

HOUSING TABLE 8a

MULTIPLE FAMILY UNITS AS A PERCENT OF TOTAL HOUSING INVENTORY

	<u>1980</u>
Palos Verdes Estates	
Rolling Hills and	
Rolling Hills Estates	10.9%
Rancho Palos Verdes	22.0%
Including Eastview	

HOUSING TABLE 9a

RANCHO PALOS VERDES HOUSING STOCK INVENTORY

	<u>Single-Family</u>	<u>Apartments</u>	<u>Condominiums</u>	<u>Total</u>
1980 Inventory	11,548	1,358	1974	14,880
including Eastview				



The average value for an occupied condominium was \$118,000 and \$124,000 for an unoccupied unit. \$368 was the average rent and \$410 was the average asking rental rate.

- Vacancy Rates

The vacancy rate for Eastview has been and remains very low. In 1970, only 13 of 1,610 units were vacant, 0.8%. In 1980, 39 of 2,599 units were vacant, 1.5%. The overall vacancy rate for the entire city for 1980 is 2.6%.

- Overcrowding

The percent of households that are overcrowded in the Eastview area is slightly higher than the percentage for the remainder of Rancho Palos Verdes. Eastview has 74 households (2.9%) that are overcrowded, while the remainder of Rancho Palos Verdes has 162 households (1.4%) that are overcrowded.

- Condition of Housing Stock

Based on the recommendation of the Goals Committee, there is a preceived need for an active program to insure the upkeep of existing housing.

## LAND INVENTORY

- Land Inventory

The Eastview area is 1.131 square miles or 723.50 acres in size.

There are only a few infill lots, and a few small strips of land between existing residences located west of Western Avenue. The summation of the private vacant land area is less than one (1) acre.

There are a few parcels of vacant public land.

The Sanitation District property, which is 9.92 acres in size and located on Westmont Drive, is the only sizeable undeveloped, uncommitted parcel of land in Eastview. (Figure 5a)

The site was originally used to access two major underground sewer outfall tunnels during their construction stage. A vertical shaft was constructed on the current site to access the tunnel construction occurring approximately 100 feet underground. The tunnels contain pipes that carry sewage from the Carson Treatment Plant to the Whites Point outfall. The construction work was completed in 1960, after which time the portable surface construction facilities were removed.

The site originally extended beyond its current boundaries to Western Avenue. Soon after the construction work was completed the western portion of the site (now occupied by Westmont Plaza) was sold.

The vertical access shaft remains on the property. The site is not used for routine access, but would be used for emergency repair access. For this reason, the Sanitation District intends to maintain ownership of the site. Nevertheless, the District would like to lease the surface of the site to gain additional revenue. The District would not lease the site to any user who would construct permanent structures on the site. In terms of the major constraint on any potential lessee, the District would require that in the case of an emergency that requires repair work, the site must be able to be vacated within 48 hours. The District would allow minor re-grading of the site, if such grading would not preclude immediate access in the future.\*

In 1977, a substantial amount of soil was removed from the site to create a larger "flat" area (slope of 2% or less), and to provide necessary fill for a subdivision under construction on the north side of Westmont. Approximately 190,000 cubic yards of soil was exported at that time.

As graded, the majority of the site is topographically depressed in relationship to the properties to the west and south in Rancho Palos Verdes. Immediately adjacent to the west and south property lines is a 50% slope bank that ranges from 15 to 80 feet in width and 7 to 40 feet in height. The site consists of two mostly flat areas: one adjacent to Westmont which is approximately one acre, and the other behind and upslope from the first is approximately six acres.

Access to the site is provided by Westmont Drive, a four-lane improved local road. Westmont extends from Western Avenue to Gaffey Street and would be classified as a collector street.

The site is on the Rancho Palos Verdes/Los Angeles City boundary. The adjacent development within Rancho Palos Verdes consists of Westmont Plaza, a commercial center, to the west; and condominiums and single-family residences to the south. The adjacent development within Los Angeles City consists of condominiums to the east, and a commercial center and condominiums to the north across Westmont Drive.

A few of the requested uses that have come to the City's attention since annexation are:

- 1) Church facility, with the front (where the access shafts located) used for parking and landscaping.
- 2) Senior citizen housing, lease hold lots with portable manufactured houses.

---

\* Source of information: Telephone interview with Mr. Davidson of Los Angeles County Sanitation District, May 24, 1983

publicly owned land  
(vacant or potentially  
redevelopable)

figure 5a-housing

① Sanitation District site





- 3) Driving Range, with landscaping and a portable office.
- 4) Christmas Tree Farm, with seasonal sales.
- 5) Passive and/or active open space recreation, City park.

In terms of compatible and appropriate potential developments it seems that both intense commercial and industrial uses should not be considered. The site should provide a buffer between the existing residential (single and multi-family) and commercial developments.

A review of the requested uses in terms of compatibility follows. The church would require a large parking area and would attract large groups of members at regularly scheduled times. While a church may not be incompatible with the surrounding land use, it could impact traffic, noise, and parking in the area. The Senior Citizen Housing would be compatible with the neighboring residential uses. The use could provide a buffer, but could itself be highly impacted by the adjoining commercial use unless the project is adequately buffered. The driving range would be considered a commercial use (commercial recreational). It has the potential to impact the surrounding neighborhood by reasons of noise, lighting, traffic, and parking. Most of the impacts could be minimized through the C.U.P. process. The Christmas Tree Farm would be considered an agricultural use. Seasonal sales would require a C.U.P and could be conditioned to minimize the impact of the use.

One use that would provide an effective buffer is open space recreation. This use would conceivably provide the least impact on adjoining residential areas, and if sufficiently landscaped the site could provide a quiet open space area. A potential problem associated with open space use is the possibility of attracting vandals or vagrants.

#### SPECIAL HOUSING NEED POPULATIONS

##### ° Elderly

The age distribution for Eastview is very similar to the remainder of Rancho Palos Verdes. In Eastview 6.3% of the population are age 65 or older. This compares to 4.6% for the remainder of Rancho Palos Verdes.

Palos Verdes Villa at 29661 Western Avenue is a retirement home that houses 103 elderly residents.

- ° Single Parent

The ratio of households with female head of households for Eastview is very similar to the ratio in the remainder of Rancho Palos Verdes, 12.9% and 12.6% respectively. The number of male head of households is approximately one-half the number of female head of households. The percentage for male head of households is 6.4% for Eastview and 7.2% for the remainder of Rancho Palos Verdes.

- ° Large Families

The percentage of large families in Eastview is slightly higher than in the remainder of Rancho Palos Verdes, 16.8% and 15.1% respectively.

The average number of rooms per unit is 6.1 for Eastview and 6.6 for the remainder of Rancho Palos Verdes.

- ° Employees

Eastview has approximately 90 commercial establishments and provides no employee housing. None of the institutional facilities provide employee housing either.

# IDENTIFICATION OF NEED

The following table provides the total number of households in need for the entire City including Eastview. The criteria for need based on available census data is: Households with income of \$20,000 or less which spend more than 25% of its income on housing.

TABLE 36a

## HOUSEHOLDS IN NEED

HOUSEHOLD TYPE	HOUSEHOLDS CITYWIDE
Owner	635
<u>Renter</u>	<u>683</u>
TOTAL	1318



## GOALS AND POLICIES

### ° Goal III Policies

- ° Strengthen Code enforcement programs so that scattered housing problems including graffiti are solved rapidly to prevent neighborhood deterioration.
- ° Encourage individual pride and participation in home maintenance and improvement through neighborhood incentive programs.

### ° Quantified Objectives

- ° The following table establishes the quantified objectives City-wide including Eastview based on the households in need. The annual objective equates to 5% of the total need.

TABLE 37a

#### QUANTIFIED OBJECTIVES

TARGET GROUP	ANNUAL	FIVE YEAR
Owner Household	32	159
<u>Renter Household</u>	<u>34</u>	<u>171</u>
TOTAL HOUSEHOLD	66	330

° Commercial Activity

The commercial development along Western Avenue consists of approximately 360,000 square feet of retail and office space on approximately 36 acres. For the most part, the only vacant space is newly developed space that has not yet been occupied. The highest concentration of vacant space is located at 29000 Western where a new 4,000 square foot building is ready for leasing.

The development began in the late 1950's with Western Plaza, the Tasman Sea, a few service stations, and a few other individual businesses. Development continued at a slow pace through the 1960's and early 1970's with numerous individual businesses, and the Harbor Heights Shopping Center being built. Beginning in the mid-1970's, the development began to be more organized into centers with the development of Westmont Plaza, Fidelity Federal, the Center at 28171-28731 Western, and Palos Verdes Plaza.

The Western Avenue commercial area is a commercial strip that spans the boundary between Rancho Palos Verdes and San Pedro (Los Angeles City) and yet does not serve as the "downtown" or central business district for either community. San Pedro's central business district is centered around Beacon Street. The Peninsula Center, while located primarily in Rolling Hills Estates, serves as the central business district for the four Peninsula cities.

In addition to Peninsula Center, three neighborhood centers exist in Rancho Palos Verdes. The Western Avenue commercial area does not conform to the concept of a neighborhood center. The development is more intense than that found in a neighborhood center; however, many of the businesses would be considered neighborhood businesses if located within smaller isolated centers. It is the proliferation of businesses and centers that defines the commercial character of the area.


While the Western Avenue area has a heavy concentration of small retail stores it does seem to be an economically viable commercial area. The sales and use tax estimate for 1980-81 for the businesses in Eastview was \$274,000. For the same time period, the sales and use tax generated in the remainder of Rancho Palos Verdes was approximately 50% of the Eastview estimate. The recent and continuing development of the adjacent San Pedro area with medium density residential units increases the market area population base for the commercial area.

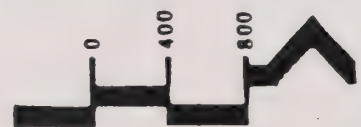
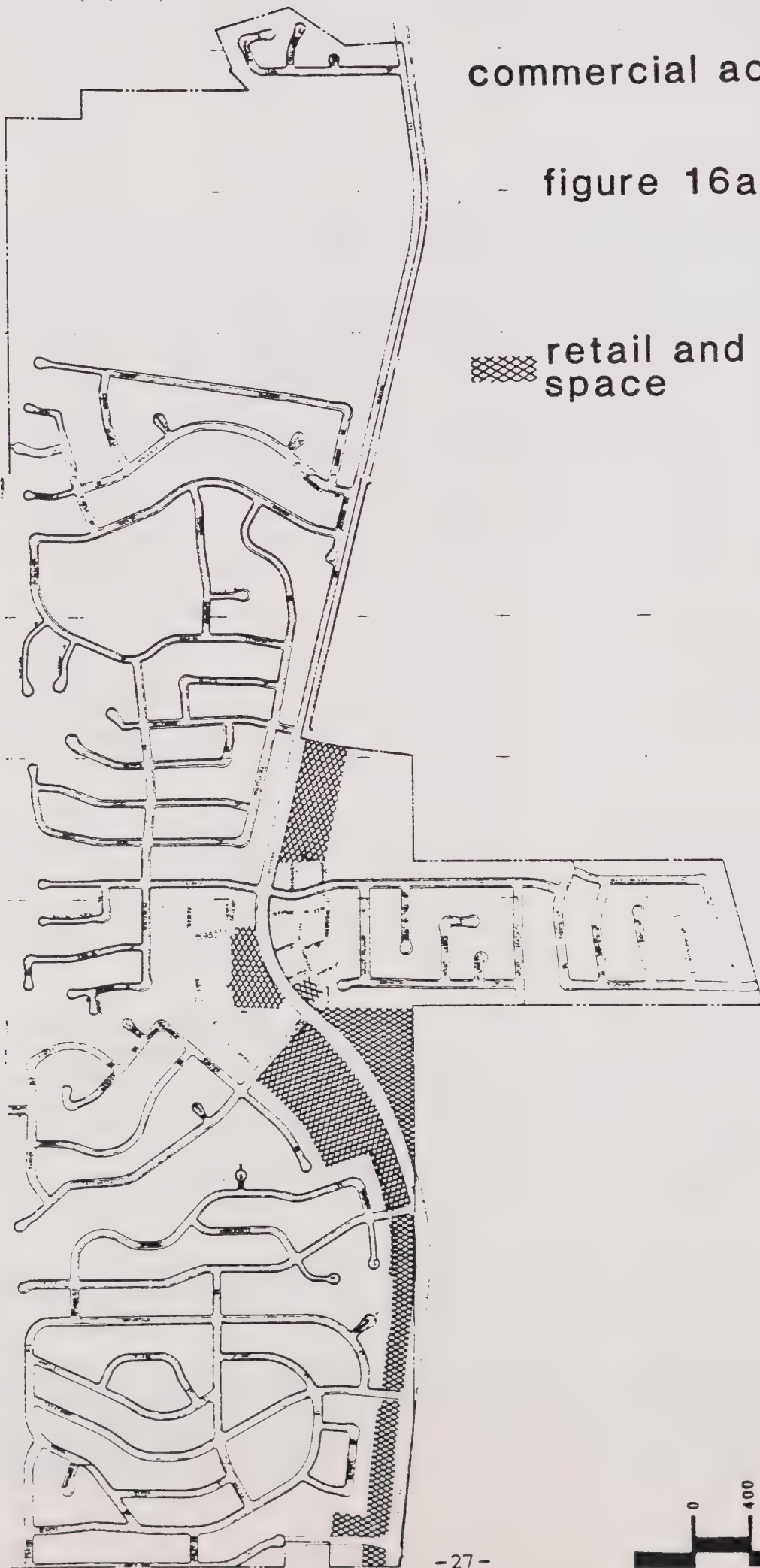
There are over twenty (20) individual offices in Eastview, with a concentration located at 29000 Western Avenue and others scattered throughout the various centers on both sides of Western.

A new 40,000 square foot commercial condominium building has been constructed adjacent to 29000 Western along with the conversion of the 18050 square foot existing Fidelity Federal Building at 29000 Western to condominiums. As such, there is the potential for many more businesses to locate within the buildings at 29000 Western.

commercial activity

figure 16a

 retail and office space





There are five (5) service stations in Eastview. All are located on the west side of Western Avenue. Three (3) of the stations are clustered at or near the corner of Crestwood and Western.

- ° Policies

8-require adequate screening or buffering techniques for all new and existing commercial activities in order to minimize odors and noise pollution.

- ° Industrial Activity

Industrial activities are nonexistent within Eastview.

- ° Institutional Activity

The Eastview area is served by Los Angeles County Fire Department, Miraleste and Lomita stations.

The Postal Service recently opened an Annex in the Palos Verdes Plaza Shopping Center. Eastview is now recognized as Rancho Palos Verdes by the Postal Service although Eastview still has two zip codes and neither is the same as the remainder of the Peninsula. Mail to Rancho Palos Verdes is processed by the distribution center located in Inglewood, while mail to Eastview is processed through the Long Beach Center.

- ° Educational Activities

Schools within the area are Crestwood Elementary and Dodson Jr. High. Both schools are part of the Los Angeles Unified School District. Dodson, which has an enrollment of 1617 students, accepts students from portions of Lomita (south of Pacific Coast Highway), Harbor City (south of Anaheim Street), Wilmington (west of Fries Avenue between Anaheim and B Street), San Pedro (west of the Harbor Freeway and north of 1st Street), and the entire Eastview area. Crestwood, with an enrollment of 310 students, accepts students from the Eastview area, and a portion of San Pedro (west of Western and north of El Rey Road). All of Eastview is within San Pedro High School's enrollment boundaries.

The Palos Verdes Peninsula Unified School District does not include any of this area. It is not solely within Palos Verdes Peninsula Unified School District's power to either take-over the Los Angeles schools or allow the Eastview students to attend Palos Verdes Schools. In order for either transfer to take place, the area residents would need to petition the Los Angeles Unified School District. The transfer process is a difficult, although not necessarily impossible one.

- ° Libraries

There is no existing library within the area. Palos Verdes Library District has issued temporary non-resident cards for use by area residents. The district hopes to officially extend its boundary shortly. Currently, residents use the Los Angeles Library San Pedro branch, at 931 South Gaffey Street.

° Religious Activities

There are two churches in Eastview. Christ Lutheran is located on Western Avenue and 1st Christian is on Summerland Street.

° Recreational Activity

Various area sports leagues, including AYSO, utilize the sports facilities at Dodson Jr. High School. In addition to the sports leagues, Los Angeles City sponsors an extensive afterschool playground program at the school.

There are no existing parks within the area. Nearby parks are Peck, operated by the City of Los Angeles, and Friendship, which is operated by Los Angeles County. It is thought that the Ladera Linda recreation center will probably serve the residents as an active recreation center.

The residents envision the Sanitation District site on Westmont Drive as a potential location for a passive recreational area.

## INFRASTRUCTURE

### ° Transportation Systems

There are 15.13 miles of public roadway not including Western Avenue (1.4 miles). The only private roads are within condo developments.

The only arterial is Western Avenue which is a designated State highway maintained by Caltrans.

Western serves as the major transportation route for the area. Western is not oriented toward pedestrian or non-vehicular circulation. It lacks sufficient landscaping and separation of pedestrian and vehicular traffic. Landscaping is limited to the median and sidewalk areas in newer developments. The sidewalk is located immediately adjacent to the roadway, there is no parkway buffer strip. There is also an absence of pedestrian amenities, the only street furniture is the occasional bus stop benches.

Most of the single-family residential areas were developed as large subdivision developments with access to Western Avenue via one collector street. The circulation consists of local streets that branch out from the collector and connect with other streets that loop back to the collector or that end in cul-de-sacs. The meandering, non-grid patterned, streets are typical of development patterns on sloping terrain.

Collectors include Redondela Drive, Avenida Apprenda, Toscanini Drive, Caddington Drive, Trudie Drive, and Crestwood Drive.

Potentially hazardous conditions that have been brought to the attention of the City's Public Works Department are: 1) the excessive speed on Bayend in the vicinity of Crestwood Elementary School, and 2) the use of General as a through road connecting Via Colinita and Western Avenue.

There are no through roads directly connecting Eastview and the remainder of Rancho Palos Verdes. There is an existing future right-of-way at the cul-de-sac of Trudie Drive that could link Trudie with Lorraine Road, but the grade differential between the two existing road surfaces is severe. There is an existing switch-back walkway connecting Gaucho Drive in Eastview with Gaucho Drive in Rolling Hills Estates.

Existing street trees in the older residential areas are causing damage to some streets and sidewalks. Said problems have been incorporated into the City's tree removal and sidewalk repair program schedule.



° Public Transportation

Only one local RTD line operates along Western Avenue in Eastview. RTD Line 205 runs north to Harbor College and Harbor General Hospital and south to the Harbor area. In addition to the RTD service, the City has its own public transit program. Rancho Palos Verdes Transit is a curb-to-curb bus service for residents and visitors in the City. The buses travel anywhere within the City limits and to designated stops at locations outside the City limits including Palos Verdes Peninsula Unified School District and the Peninsula Center Library.

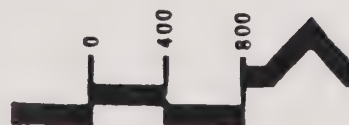
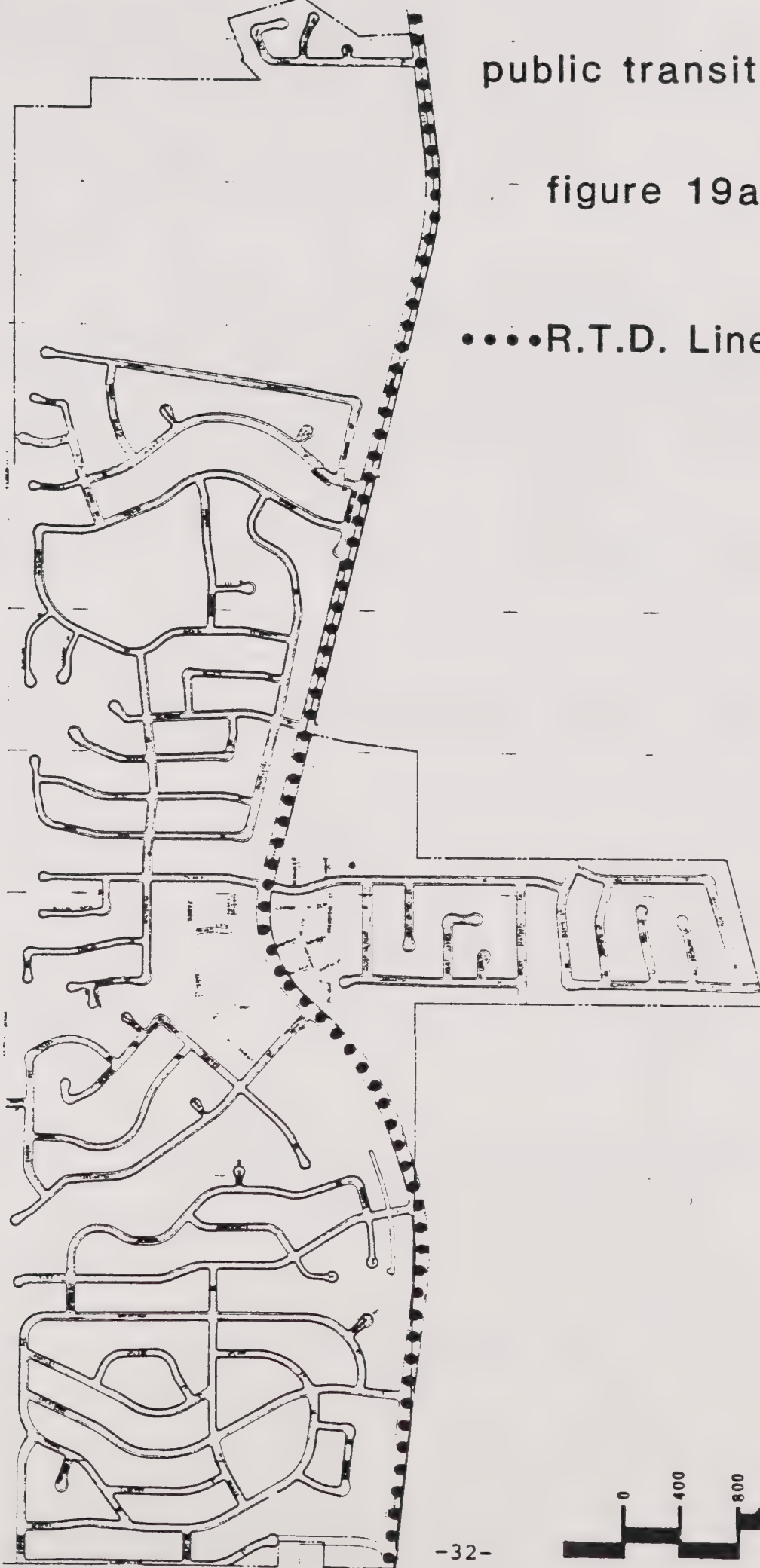
Transportation Systems Policies

19-investigate current and future parking characteristics and develop appropriate ordinances which regulate overnight street parking, parking on narrow residential streets, parking of recreational vehicles, etc.

public transit

figure 19a

.....R.T.D. Line 205



## SAFETY

### ° Water Storage Facility Failure

The Palos Verdes Reservoir, owned by the Metropolitan Water District, located at the southwest corner of Palos Verdes Drive North and Palos Verdes Drive East was the subject of a 1976-77 Study by Earth Science Associates. The Study was conducted in response to a request for updated information by the California Division of Safety and Dams (DOSD) as a part of its continuing review of dam seismic safety. The conclusion of the report is that the Reservoir, including its dam and other associated structures, will meet modern earthquake-resistant standards and remains in sound operation condition.

### ° Safety Programs

The Sheriff's Department now provides complete police service for the area. Prior to incorporation the policing function was divided between the Sheriff's Department (for criminal offenses) and the California Highway Patrol (for traffic violations including accidents).



## SENSORY ENVIRONMENT

### ° Noise

The major sources of noise are associated with traffic along Western Avenue, commercial activity, and public schools.

While the City does not have actual noise measurement for Western Avenue, general calculations can be made by knowing the ADT (average daily traffic counts). According to the tables published by the Los Angeles County Road Department, the noise level is as shown in the following table.

Distance From Edge of Pavement	dBA Which is Exceeded 10% of Time at Intersections	dBA - Non - Intersections
0'	81-86	77-82
100'	70-76	67-73
1000'	54-60	51-57

The table assumes no barriers between the roadway and the distance point. With barriers (structures, vegetation, slope) the noise level would be lower.

Along most of Western, the commercial developments serve to buffer the roadway noise from residential uses. While the commercial area acts as a buffer between Western Avenue and residential areas, it is itself a noise source.

Some of the condominium developments are immediately adjacent to Western and are only buffered by low walls and light vegetation. Also the single-family homes north of Toscanini are only buffered by slope and/or vegetation. To be effective, a noise barrier must block the line of sight between the highest point of the noise source and the highest part of the receiver.

### ° Policies

13-require the minimization of noise emissions from commercial activities by screening and buffering techniques.

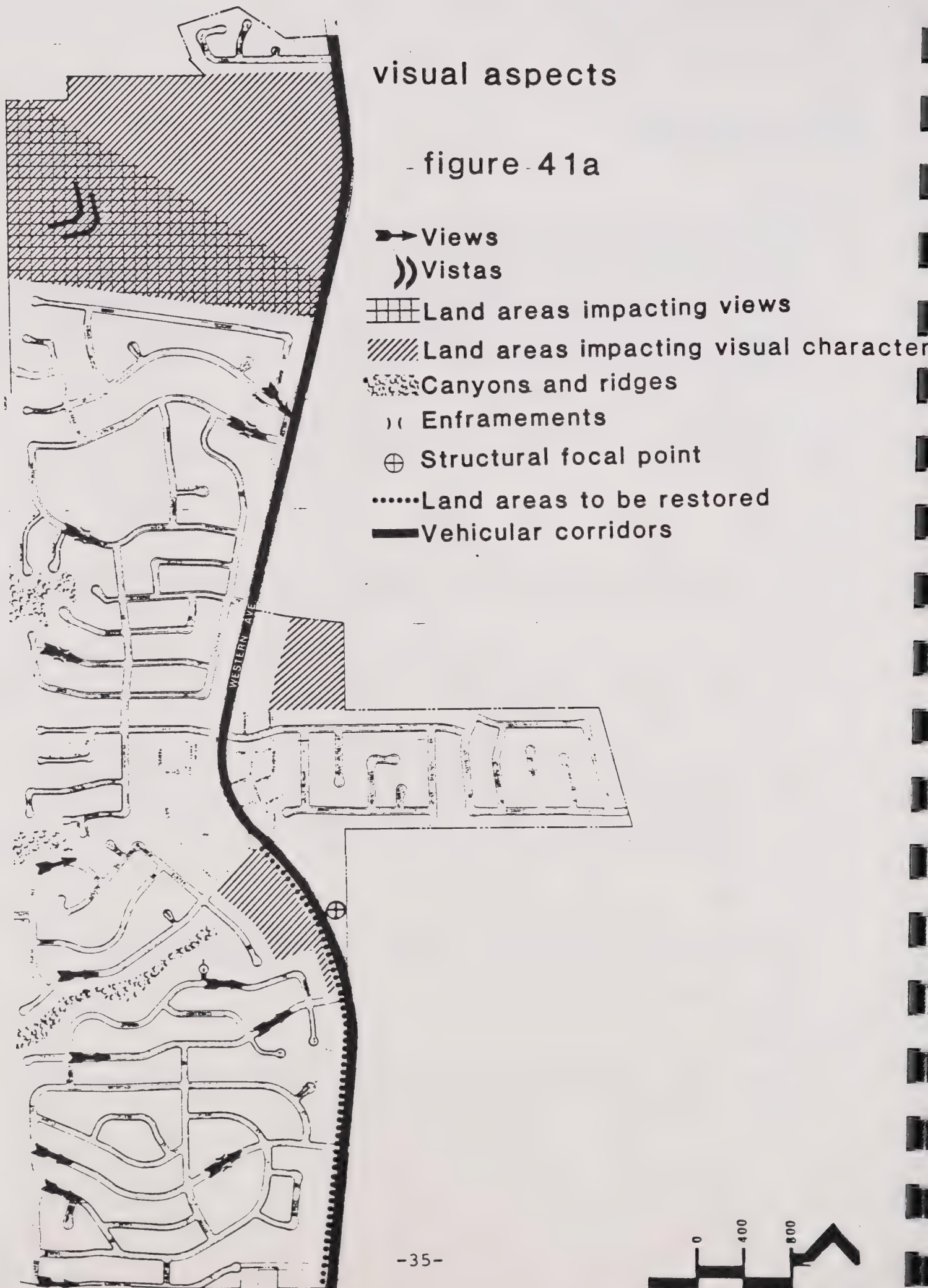
#### Visual Aspects of the Plan

### ° Policies

11-Work with adjoining jurisdictions to preserve and restore the view corridors from major thoroughfares.

# visual aspects

- figure 41a



## LAND USE PLAN V

### DESCRIPTION

- Natural Environment/Hazard Areas

This area which is limited to canyons includes 15 acres of land to be maintained.

- Urban Land Areas

Urban activity area in Eastview encompasses an even higher ratio of the total area than in the remainder of Rancho Palos Verdes due to the limited environmental constraints. 98% of the acreage in Eastview is urban land area, while 84% of the acreage in the remainder of Rancho Palos Verdes is urban land area. 709 acres of urban land area exists in Eastview.

The percentage of residential land in Eastview is very similar to the percentage in the remainder of the City. 498 acres, 69% of the total area in Eastview is used or designated for residential use.

Existing commercial activities in Eastview comprise 5.5% of the area with the addition of Eastview the total City-wide designated commercial area increases to 2.2%.

The existing church and school sites are designated for institutional use. No other areas are designated institutional.

The cemetery is designated for cemetery use.

### SPECIFIC PLAN DISTRICT

The vacant Westmont Drive site is designated as a specific plan district (SPD) with underlying designation of open space recreation (OR). This district is established to:

- allow further discussion with the Sanitation District regarding the City leasing the site for open space recreational use; and

- allow for additional study to determine the appropriate open space recreational land use.

- Policies

1. Initiate a Specific Plan study of the vacant Westmont Drive site.



TABLE 13aCAPACITY RESIDENTIAL ACREAGE BY DENSITY  
EASTVIEW ONLY

DENSITY RANGE	DEVELOPED ACREAGE	PROPOSED ACREAGE	TOTAL ACREAGE	% TOTAL RESIDENTIAL
2-4 d.u./acre	470	1	471	95%
6-12 d.u./acre	27	0	27	5%
TOTAL	497	1	498	100%

TABLE 14aCAPACITY RESIDENTIAL DWELLING BY TYPE  
EASTVIEW ONLY

	EXISTING d.u.	EXISTING PERCENT	PROPOSED d.u.*	PROPOSED PERCENT	TOTAL d.u.	TOTAL PERCENT
Single-family	2201	85%	2	100%	2203	85%
Multi-family	398	15%	-0-	-0-	398	15%
TOTAL	2599	100%	2	100%	2601	100%

\* at top of range

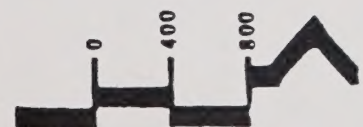
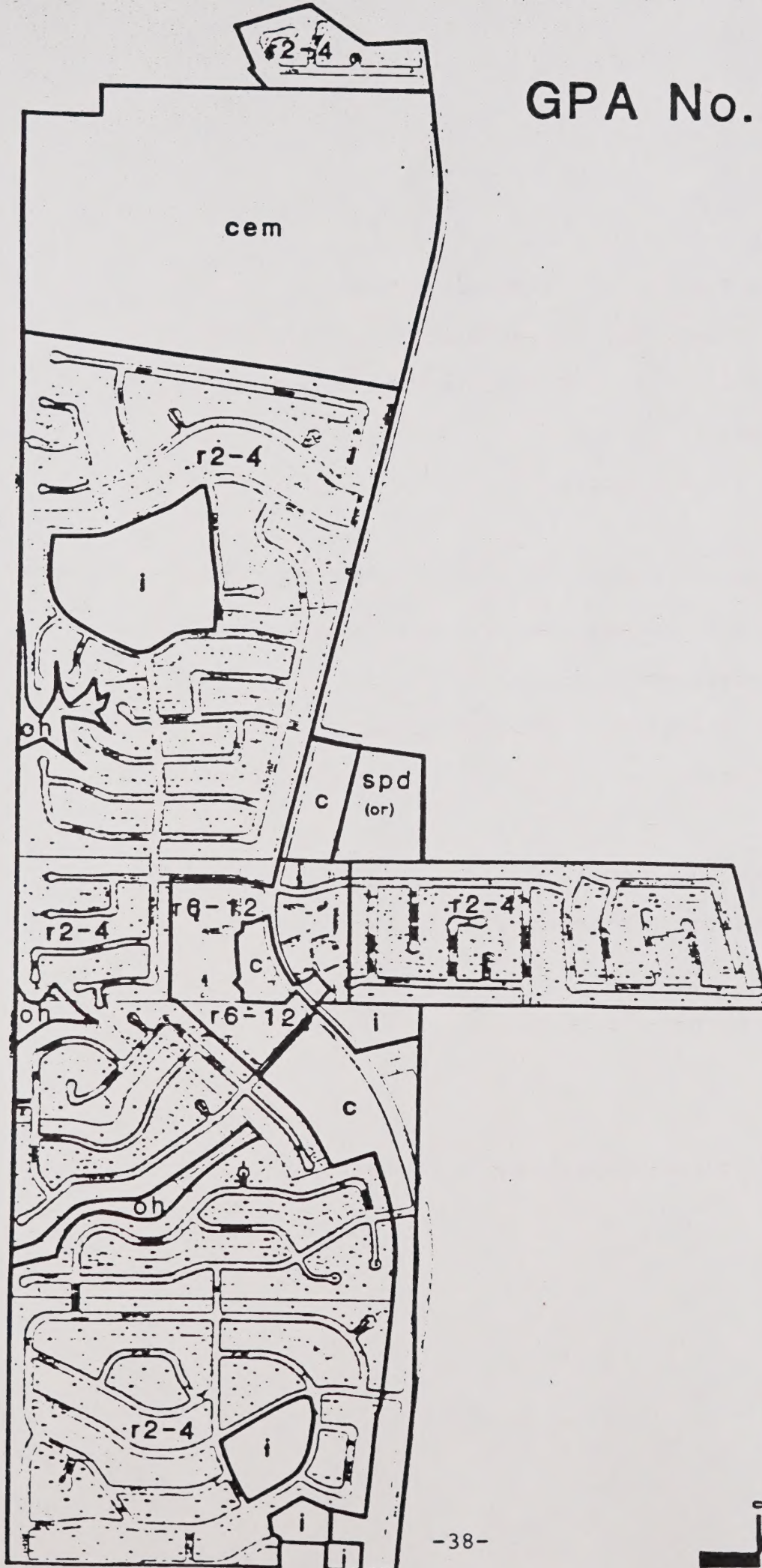
TABLE 15aLAND USE ACREAGE  
EASTVIEW ONLY

	DEVELOPED ACREAGE	UNDEVELOPED ACREAGE	TOTAL ACREAGE
NATURAL ENVIRONMENT/ HAZARD ACRES			15
Urban Land Areas			
Residential	497	1	498
Commercial	42	1	43
Institutional	35	-	35
Recreational	-	-	-
Cemetery	-	-	123
Specific Plan District	0	10	10

TABLE 16aPROJECTED NEW RESIDENTIAL UNITS  
EASTVIEW ONLY

DENSITY RANGE	UNDEVELOPED ACREAGE	UNITS GENERATED AT TOP OF RANGE
2-4 d.u./acre	1	2
6-12 d.u./acre	0	0

# GPA No.14



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